



## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

**Thursday August 17, 2006  
8:30 A.M.**

**Plaza del Sol Hearing Room  
Lower Level  
600 2nd Street NW**

### MEMBERS

**Jeffery Jesionowski, Chairman  
James Grout, Vice Chair**

**Jonathan Siegel  
Laurie Moya  
Ishmael Valenzuela**

**Larry Chavez  
Virginia Klebesadel  
Klarissa Pena**

\*\*\*\*\*  
\*\*\*\*\*

**NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**1. Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for June 15, 2006.
- D. Five Neighborhood Walking Tours

**2. Project # 1005026**

06EPC-01032 Appeal of the Impact  
Fee Officer

David S. Campbell, agent for Sunrisa III, LLC, appeals the impact fee assessment for a building permit on Lot 14, Corrected Plat of **Balloon Field Industrial Park**, zoned IP, located at 4261 BALLOON PARK ROAD NE, on the west side of JEFFERSON STREET NE just north of I-25, and containing approximately 1 acre. (E-17)

**3. Project # 1004996\***

06EPC-00951 Zone Map  
Amendment

DAVID S. CAMPBELL agent for DOMINIC IDAHO GINDER requests the above action for all or a portion of Lot 8, **Davidson Addition**, a zone map amendment from R-1 to RC, located on CANDELARIA NW, between SECOND ST. NW and FOURTH ST. NW, containing approximately 1 acre. (G-14) Maggie Gould, Staff Planner

**4. Project # 1004997\***

06EPC-00952 EPC Site  
Development Plan-Subdivision  
06EPC-00953 EPC Site  
Development Plan-Building Permit

JIM MEDLEY ARCHITECTS agents for 98TH/TOWER JACK LLC/Ultimate Carwash requests the above actions for all or a portion of Tract B-1-A-1, **Tower West**, zoned SU-1 for C-1 & R-2 Uses, located on TOWER ROAD SW, between 97th ST. and 98TH ST. SW, containing approximately 2 acres. (L-9) Stephanie Shumsky, Staff Planner

**5. Project # 1002330\***

06EPC-00954 EPC Site  
Development Plan-Building Permit

JIM MEDLEY, ARCH. agents for ULTIMATE CAR WASH request the above action for all or a portion of Tracts G-2-A-2, **Montgomery Complex**, zoned SU-1 for C-2, located on MONTGOMERY NW, between CARLISLE and I-25, containing approximately 1 acre. (F-16) Maggie Gould, Staff Planner

**6. Project # 1004998\***

06EPC-00962 Zone Map  
Amendment  
06EPC-00963 EPC Site  
Development Plan-Subdivision

CONSENSUS PLANNING, INC. agents for GSL PROPERTIES, INC. request the above actions for all or a portion of Tract H-1, **Manzano Mesa**, a zone map amendment from SU-1 for O-1 to SU-1 for PRD, located on INNOVATION WAY SE, between EUBANK BLVD. SE and STEPHEN MOODY SE, containing approximately 12 acres. (L-21) Stephanie Shumsky, Staff Planner

**7. Project # 1002802\***

06EPC-00964 EPC Site  
Development Plan-Building Permit  
06EPC-00966 Zone Map  
Amendment

GARCIA/KRAEMER & ASSOCIATES agents for TOM & JERRY RANCHES LLC request the above actions for all or a portion of Lot A-3, **Gorland Square**, from M-1 to SU-1 for M-1 & Crematory, located on SUSAN AVE. SE, between WYOMING SE and MOON SE, containing approximately 2 acres. (L-20) David Stallworth, Staff Planner

**8. Project # 1005000\***

06EPC-00967 EPC Site  
Development Plan-Building Permit  
06EPC-00968 Zone Map  
Amendment

DEKKER/PERICH/SABATINI agents for YMCA OF CENTRAL NEW MEXICO request the above actions for all or a portion of Tracts G-A and G-B, **Lands of Peace Foundation and Tract C, Netherwood Park Addition**, a zone map amendment from SU-1 for Office Complex to SU-1 for YMCA (for Tract C), located on INDIAN SCHOOL RD. NE, between WASHINGTON NE and SAN MATEO NE, containing approximately 5 acres. (H-17) Catalina Lehner, Staff Planner

**9. Project # 1005001\***

06EPC-00969 EPC Site  
Development Plan-Building Permit  
06EPC-00970 EPC Sector  
Development Plan/Zone Map  
Amendment

CONSENSUS PLANNING, INC., agents for JERRY HAAG request the above actions for all or a portion of Lots 19 & 20, **Albright-Moore Addition**, from SU-2 SR to SU-2/SU-1 for Residential and Office Uses, located on 6TH ST., between CONSTITUTION and KINLEY, containing approximately 1 acre. (J-14) Petra Morris, Staff Planner

**10. Project # 1002455\***

06EPC-00458 EPC Site  
Development Plan-Building Permit  
06EPC 01076 EPC Site  
Development Plan for Subdivision

TAFAZZUL HUSSAIN, agent for DOUGLAS W. SIMMS, requests the above action for all or a portion of Lot 5, **JJ Subdivision**, zoned SU-1 for C-1 Uses, located on the south side of SAN ANTONIO DR., NE, between I-25 and SAN PEDRO DR. NE, containing approximately 2 acres. (E-18) David Stallworth, Staff Planner

**11. Project # 1004927**

06EPC-00765 Sector Development  
Plan Zone Map Amendment  
06EPC-00777 Site Development  
Plan for Building Permit

CONSENSUS PLANNING agents for HARVARD MALL PARTNERS request the above actions for all or a portion of Block 1, Lots 6-10 and 16-21, **University Heights Addition**, a zone map amendment from SU-2/UC & SU-2/R3C to SU-2/SU-1 for a Mixed Use Development, located on HARVARD DR. SE, between CENTRAL AVE. SE and SILVER AVE. SE, containing approximately 2 acres. (K-16) Stephanie Shumsky, Staff Planner

**12. Project # 1003479**

06EPC-00955 EPC Site  
Development Plan-Building Permit  
06EPC-00956 Zone Map  
Amendment

DAC ENTERPRISES, INC. agents for EDDIE & CHRISTINE LOPEZ request the above actions for all or a portion of Tract E, **St. Anthony's Orphanage Addition**, zoned R-1 Residential, located on 12TH ST. NW, between INDIAN SCHOOL ROAD NW and I-40, containing approximately 2 acres. (H-13) Catalina Lehner, Staff Planner

**13. Project # 1000122**  
06EPC-00957 EPC Sector  
Development Plan/Zone Map  
Amendment

ABQ ENGINEERING, INC. agents for CV LAND AND DEVELOPMENT request the above action for all or a portion of Tracts 1C, **Edens Lands**, zoned SU-1 for O-1 Permissive Uses to RA-1, located south of I-40 between Gabaldon Road and the Duranes Ditch, between and, containing approximately 3 acres. (K-12) Petra Morris, Staff Planner

**14. Project # 1001620**  
06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner

**15. Project # 1004831**  
06EPC-00959 Text Amendment

COA/CONSTRUCTION SERVICES DIVISION, requests the above action to amend Chapter 14, Article 14, ROA 1994, the Subdivision Ordinance, to include new definitions and methodology relative to subdivision monument requirements. David Stallworth, Staff Planner

**16. Project # 1000570**  
06EPC-00141 EPC Sector  
Development Plan  
06EPC-00139 Zone Map  
Amendment

SITES SOUTHWEST, LLC agents for WESTLAND DEVELOPMENT CO., INC request the above actions for Parcels C, D, E, F, G, H, **Westland North Bulk Land Plat**, a zone map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center to SU-2 for RL-T, R-2, O-1, OS and PDA for T own Center, located on ARROYO VISTA BLVD. NW, between HIGH MESA DRIVE NW, 98TH ST. NW and I-40, containing approximately 506 acres. (J-7) Stephanie Shumsky, Staff Planner **(DEFERRED FROM MAY 18, 2006)**

**17. Project # 1004647**  
06EPC-00066 EPC Site  
Development Plan-Building Permit

CONSENSUS PLANNING, INC. agents for LA ORILLA GROUP LLC request the above action for all or a portion of Lot 10B, **Bosque Plaza**, zoned C-1(SC), located on COORS BLVD. NW, between LA ORILLA ROAD NW and BOSQUE PLAZA LANE NW, containing approximately 2 acres. (E-12) Catalina Lehner, Staff **(DEFERRED FROM JUNE 15, 2006)**

**18. Project # 1004615**  
06EPC-00004 Zone Map  
Amendment

DESIDERIO GUTIERREZ requests the above action for all or a portion of Lot 14, Block 2, **Baron Burg Heights**, a zone map amendment from C-1 to R-3, located on the west side of CAGUA DR. SE, between ZUNI RD., SE and BELL ST., SE, containing approximately 1 acre. (L-18) David Stallworth, Staff Planner **(DEFERRED FROM JUNE 15, 2006)**

**19. Project # 1004875**

06EPC-00627 EPC Site  
Development Plan-Building Permit  
06EPC-00628 Zone Map  
Amendment

SMPC ARCHITECTS agent for ALBUQUERQUE MONTHLY MEETING of the RELIGIOUS SOCIETY OF FRIENDS (QUAKERS), Inc. request the above actions for all or a portion of Lots 19-25, **Ives Addition**, zoned S-R, located on 5TH ST. NW, between BELAMAH AVE. NW and Aspen Ave. NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner **(DEFERRED FROM JUNE 15, 2006)**

**20. Project # 1004976**

06EPC-00424 EPC Site  
Development Plan-Subdivision  
06EPC-00425 EPC Site  
Development Plan-Building Permit

H. BARKER ARCHITECTS agents for CALABACILLAS GROUP request the above actions for all or a portion of Tracts A-1, B-1 and C-1, and drainage right-of-way and easements, zoned C-2 (SC) located on GOLF COURSE RD. NW, between BENTON AVE. NW and WESTSIDE BLVD. NW, containing approximately 15 acres. (A-12) Catalina Lehner, Staff Planner **(DEFERRED FROM JULY 20, 2006)**

**21. OTHER MATTERS**